



DUMFRIES, VIRGINIA

Virginia's Oldest Continuously Chartered Town
CHARTERED 1749 INCORPORATED 1961

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AGENDA FOR PLANNING COMMISSION MEETING FOR APRIL 9, 2012, TIME 7PM VENUE: TOWN COUNCIL CHAMBERS

- I. Call to Order
- II. Roll Call
- III. Approval/Adoption of minutes from February PC meeting (March meeting was not held)
- IV. New Business
 - A. Badr Academy – discussion
 - B. Comprehensive Plan Update
 - 1) Parks & Recreation Plan
 - 2) Reorganization of remainder of Comprehensive Plan
 - C. Zoning Text Amendments
 - 1) Section 70-13(h)(1) related to the definition of "floor area" as it relates to minimum parking space requirements;
 - 2) Section 70-13(i) relating to minimum parking space requirements for multifamily residential units;
 - 3) Section 70-13(k) Parking credit allowance, a new section related to allowing a portion of required parking spaces to be waived for uses that might accommodate different parking needs at different times of the day;
 - 4) Section 70-14(p) Consideration of modification of sign provisions, a new section related to allow modification of sign requirements to allow for a uniform sign package, subject to Conditional Use Permit;
 - 5) Section 70-30 - Secondary residential uses in certain commercial zoning districts, a new section related to the allowance of residential units above commercial, retail or office uses on the ground floor;
 - 6) Section 70-282(B), Uses Allowable Pursuant to a Conditional Use Permit in the B-2 zoning district specifically related to the allowance of multifamily/residential units above commercial, retail or office uses on the ground floor;
 - 7) Section 70-287 related to allowable heights in the B-2 zoning district to allow modification of height and setback requirements subject to Conditional Use Permit;
 - 8) Section 70-542 Procedures related to the process and responsible agents for approval of site plans; specifically to allow site plans to be approved administratively by the Zoning Administrator and the Director of Public Works;
 - 9) Section 70-112(8), Section 70-142(13), and Section 70-172(7) related to Home Occupations & Home Businesses

- 10) Sections 70-22 & 70-23 related to Temporary Uses & Activities
- 11) Section 70-1 (c) relating to the Definition of Signs
- 12) Section 70-14(e) relating to Sign regulations in the B-1 zoning district (Display of Wares)
- 13) Councilman Foreman request for the review, update, and alignment of descriptions, governances, and allowances of business types
 - a) Section 70-246 relating to the intent of the B-1 zoning district, Section 70-247(a) relating to allowable uses in the B-1 zoning district, Section 70-247(b) relating to uses allowed with a Conditional Use Permit in the B-1 zoning district, Section 70-247(c) relating to accessory uses in the B-1 zoning district, Section 70-281 relating to the intent of the B-2 zoning district, Section 70-282(a) relating to allowable uses in the B-2 zoning district, Section 70-282(b) relating to uses allowed with a Conditional Use Permit in the B-2 zoning district, Section 70-282(c) relating to accessory uses in the B-2 zoning district, Section 70-481 relating to the intent of the FB/O-1 zoning district, Section 70-482 relating to allowable uses in the FB/O-1 zoning district, Section 70-483 relating to uses allowed with a Conditional Use Permit in the FB/O-1 zoning district, Section 70-484 relating to accessory uses in the FB/O-1 zoning district, Section 70-316 relating to the intent of the M-1 zoning district, Section 70-317 relating to permitted uses in the M-1 zoning district
 - b) Table of allowed uses
 - c) Alignment of uses in the Zoning Ordinance with Chapter 18, Div 3, Section 18-98 through 18-114 relating to BPOL
 - d) Section 70-9 relating to Certificates of Occupancy
 - e) Section 70-10 relating to Conditional Use Permits
 - f) Section 70-576 through 70-583 relating to Nonconforming Uses

D. Budget

- 1) Training sessions

V. Old Business

- A. No old business

VI. Information/discussion items

VII. Member comments

VIII. Next meeting: Joint meeting with Council - Tuesday, April 24, at 7:00 PM

IX. Next regular meeting: May 14, 2012

X. Adjournment